



St. Louis County
Planning and Community Development

COM-7

Non-Shoreland Commercial

Land-Use Requirements

Non-Shoreland Commercial (COM-7) ◀◀◀

This district is established to direct intense and varied commercial development outside the shoreland area to appropriate locations which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses.



Permitted Uses

- Commercial retail and service establishments including but not limited to: general merchandise, motor vehicles, farm machinery, apparel, furniture, hardware, food, eating, drinking, lodging, personal and professional services, entertainment, and recreational facilities and services, finance, insurance, and real estate services
- General warehousing, storage, and wholesaling
- Accessory uses

Permitted Uses With Performance Standards

- Signs
- Residential uses
- Single site contaminated soils disposal

Uses Authorized by Conditional-Use Permit

- Public and Semi-Public Uses
- Rural industry
- Livestock*
- Public facility renovation
- Planned Unit Development (PUD)
- Transportation terminals
- Multiple site contaminated soils facility including incineration
- Borrow pits

	Side Yard Near/ Far (feet)	Rear Yard (feet)	Shoreline Setbacks (feet)	Shore Impact Zone (feet)	Feet	Acres	Square Feet	Percent Impervious Surface (%)
Minimum Lot Area								
Lot Created Legally After Feb. 16, 1993						1.0	43,560	
Legally Created Lot-Buildable Area						.5	21,780	
Minimum Lot Width (at Principal Structure Site)								
Lot Created Legally After Feb. 16, 1993					150'			
Shoreland Lots: Principal structure width facing the water may not exceed 40% lot width								
Minimum Structural Setbacks								
Principal	20'	45'	75-300' ¹	50-150' ¹				
Accessory	10'	10'	75-300' ¹	50-150' ¹				
Shoreland Accessory Structure > 800 sq. ft.	20'	10'	125-300' ¹	50-150' ¹				
Water-Oriented Structure	Requirements Vary							
Maximum Lot Coverage								25%
Minimum Road Frontage	Not Required							
Road Setbacks	Road Centerline		Right-of-Way					
Principal & Major Arterials	110'		35'		Use Whichever Distance is Greater (see sketch)			
Major Collectors	85'		35'					
Minor Collectors & Local	68' ²		35' ²					

* If domesticated animal standards are exceeded.

¹ Contact the St. Louis County Planning and Community Development Department for the standards on your lake, river, or stream. Shoreline and Shore Impact Zone setbacks may be increased in bluff areas.

² The setback for accessory structures may be reduced on some roads.



Definitions

Side-Yard Near (Nearest side property line): The closest distance from your side property line to your proposed project.

Side-Yard Far (Farthest side property line): The longer distance from your side property line to your proposed project.

Rear-Yard: The distance from your proposed project to the property line opposite the road, except in shoreland areas.

Lot Width: The width of the lot from the side property lines at the principal structure site.

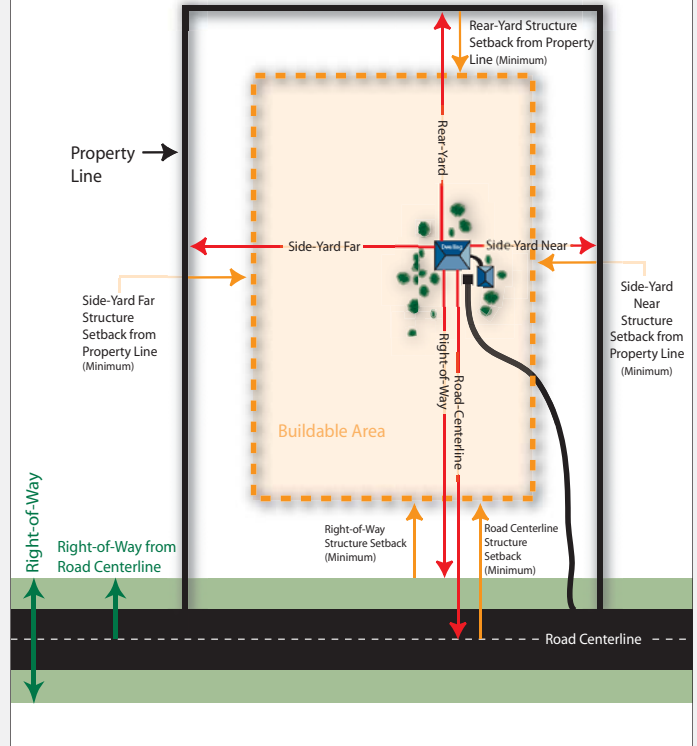
Road Centerline: The distance from the center of the road to a specified distance.

Maximum Lot Coverage: Shall include all structures, driving surfaces including gravel surfaces, parking areas regardless of type of surface, and all other altered surfaces.

Shore Impact Zone: An area adjacent to lakes, rivers, streams, and other bodies of water that buffers impacts of development. Distances vary depending upon lake, river, or stream class or designation.

Shoreline Setback: The horizontal distance measured at the closest point of the proposal to the ordinary-high-water-level (OHWL).

Identifying Structure Setbacks



What is a Bluff Area?

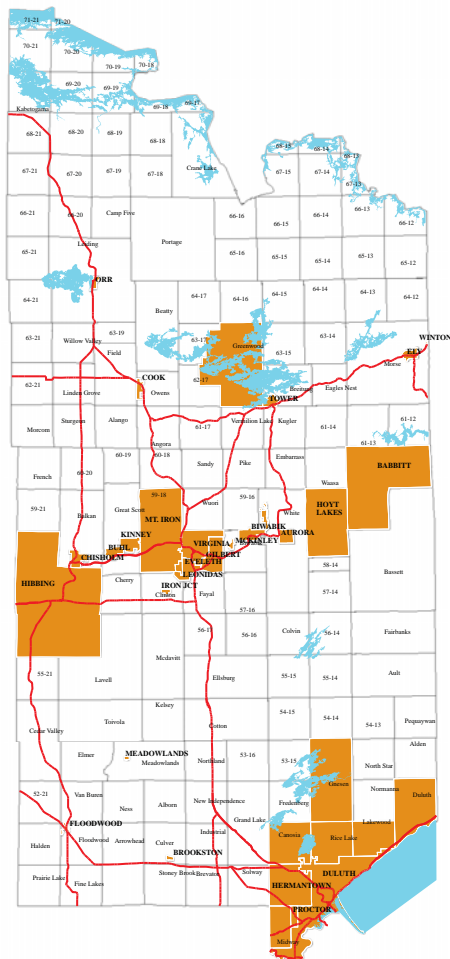
Generally, land that rises at least 25 feet above the ordinary high water level and has a slope of 30% or more over a 50 foot distance. However, more strict standards may apply on some rivers. See *Bluff Standards Guide*: www.co.st-louis.mn.us/planning/PhysicalPlanning/permit_appl_forms.htm

Individual Sewage Treatment System (ISTS)

St. Louis County's Department of Public Health & Human Services approval must be obtained for new residential uses or additions with additional bedrooms, bathrooms, and kitchen or laundry facilities. See the web site at: www.co.st-louis.mn.us/publichealth/Environmental/envir_pro_septic.htm

Wetlands

Wetlands are typically low, level, or depressional areas which may have saturated soils at or near the surface for as little as two weeks between May 1st and September 15th. Contact the St. Louis County Planning and Community Development Department if you suspect your project may impact wetlands.



Townships that are Administered by St. Louis County

Cities & Townships that Administer their Own Zoning

Cities: Aurora, Babbitt, Biwabik, Brookston, Buhl, Chisholm, Cook, Duluth, Ely, Eveleth, Floodwood, Gilbert, Hermantown, Hibbing, Hoyt Lakes, Iron Junction, Kinney, Leonidas, McKinley, Meadowlands, Mountain Iron, Orr, Proctor, Tower, Virginia, Winton

Townships: Canosia, Duluth, Gnesen, Greenwood, Lakewood, Midway, Rice Lake

St. Louis County Planning and Community Development

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227 West First Street
Duluth, MN 55802
Phone: (218)-725-5000
Toll Free MN: 1-800-450-9777
Fax: (218)-725-5029

or

Virginia Office

Northland Office Center– East Wing
307 First Street South
Virginia, MN 55792
Phone: (218)-749-7103
Toll Free MN: 1-800-450-9777
Fax: (218)-749-0620

Resources

Shoreland Guides,
Land-Use Permit
Guide, Wetland Guide,
Property Owners
Guide, Applications,
and more.

www.co.st-louis.mn.us/planning/PhysicalPlanning/permit_appl_forms.htm

E-mail questions: planninginfo@co.st-louis.mn.us
www.co.st-louis.mn.us